



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 7, 2016

Stratford, LLC  
5617 Cottage Hill Road  
Mobile, AL 36609

**Re: 6740 Grelot Road**  
(North side of Grelot Road, 475'± East of Somerby Drive).  
Council District 6  
**SUB2016-00051 (Subdivision)**  
**Grelot Office Park Subdivision, Resubdivision of Lots 1 & 2**  
1 Lot / 3.0 Acres

Dear Applicant(s):

At its meeting on June 2, 2016, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) retention of the 25' minimum building setback line;
- 2) retention of the lot sizes in square feet and acres;
- 3) placement of a note on the site plan stating that both lots should be limited to a single shared curb-cut to the private road, with driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) full compliance with the Traffic Engineering comments (*Lots 1 & 2 are limited to one shared curb cut to the private street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 5) full compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide a copy of proposed covenants or notes on the Subdivision Plat that address removing the ingress/egress easement and providing access to each lot within the Grelot Office Park subdivision through the proposed Common Area. C.*

**Grelot Office Park Subdivision, Resubdivision of Lots 1 & 2**  
**June 7, 2016**

- Show and label all flood zones throughout the entire Lots. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. J. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. K. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. L. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.);*
- 6) compliance with Fire Department comments (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code);*
  - 7) compliance with Urban Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).;*)
  - 8) provision of two copies of the revised site plan to Planning and Zoning staff prior to the signing of the Final Plat; and
  - 9) completion of the Subdivision process prior to any requests for site inspections relating to the certificate of occupancy for the first building.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **seven** copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org). If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:



Richard Olsen  
Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 7, 2016

Stratford, LLC  
5617 Cottage Hill Road  
Mobile, AL 36609

**Re: 6740 Grelot Road**  
(North side of Grelot Road, 475'± East of Somerby Drive).  
Council District 6  
**ZON2016-01033 (Planned Unit Development)**  
**Grelot Office Park Subdivision, Resubdivision of Lots 1 & 2**

Dear Applicant(s)/ Property Owner(s):

At its meeting on June 2, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites and multiple buildings on a single building site.

**After discussion, the Planning Commission approved the request, subject to the following conditions:**

- 1) retention of the note stating that "Total square footage of proposed four buildings not to exceed 20,000 square feet";**
- 2) retention of the note stating that "Buildings shall meet the permitted use for LB-2 zoning";**
- 3) retention of the note stating that "Buildings shall meet parking requirements of 1 space per 200 square feet"**
- 4) retention of the note stating that "Each new development phase on this site shall require Administrative PUD approval prior to any new construction";**
- 5) placement of a note on the site plan stating that development of Lot 3 will require a new Planned Unit Development approval from the Planning Commission;**
- 6) correction of the size of Lot 1 in the "Landscaping Data" information;**
- 7) removal of Note #7 stating that "Live oak trees not to be planted within 15' of overhead utility";**

**Grelot Office Park Subdivision, Resubdivision of Lots 1 & 2**  
**June 7, 2016**

- 8) revision of the site plan to provide a dumpster, screened from view and in compliance with Section 64-4.D.9 of the Zoning Ordinance, or place a note that curb side pick-up will be utilized;
- 9) a 20-foot landscape buffer and 8-foot high wooden privacy fence should be provided where the site is adjacent to R-1 property;
- 10) placement of a note stating that no structures are allowed in any easements;
- 11) compliance with Engineering comments (*Show and label all flood zones throughout the entire Lot(s).*); and
- 12) provision of two copies of the revised site plan to Planning and Zoning staff prior to the signing of the Final Plat.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.